

APR 22 2010

Virginia Department of Transportation
Thomas B. Vanpool, Sr. Engineer
Department of Planning
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
March 26, 2010

1. **Comment:** We have reviewed the above application as requested in your February 16, 2010 transmittal. We have no objection to approval of this application.

RESPONSE: Comment noted no response at this time.

County of Loudoun
Brian Fish, Planner
Department of Zoning Administration
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
March 26, 2010

1. **Comment:** Please add a general note stating that the subject property is subject to the proffers associated with ZMAP-1986-0013.

RESPONSE: General note #1 revised to include reference to ZMAP-1986-0013, see sheet SE-001.

2. **Comment:** If the landscape buffer modification requested with SPMI-2010-0001 is not granted, a Type 4 Buffer Yard will be required around the site.

RESPONSE: Comment noted no response at this time.

County of Loudoun
Brian G. Fuller, Park Planner, Facilities Planning and Development
Parks, Recreation and Community Services
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
March 26, 2010

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments and recommendations to the application proposal:

1. **Comment:** On Sheets 2-4, please revise the Plat Labels for MCPI #010-27-3227 and #010-17-4363 under "Use" to *Potomack Lakes Sportsplex*.

RESPONSE: Additional use information listed as Potomack Lakes Sportsplex added, see sheets SE-002 thru SE-004

2. **Comment:** Staff notes that the access to the proposed site is located within an existing 75' Easement across the northern boundary of the Potomack Lakes Sportsplex. The existing roadbed is located to the southern portion of this easement, adjacent to the playgrounds, picnic pavilion, and soccer fields at the Sportsplex. Staff requests information on how the Applicant intends to mitigate construction equipment and traffic impacts on the park site.

RESPONSE: As discussed with Brian Fuller on April 16, 2010, additional information has been added to General Note #16 on sheet SE-001 that states "PROVISIONS WILL BE MADE TO COORDINATE WITH LOUDOUN COUNTY PARKS DIVISION MANAGER AND POTOMACK LAKES SPORTSPLEX MANAGER REGARDING THE SCHEDULING OF VEHICLE INGRESS/EGRESS TO MINIMIZE CONFLICTS WITH POTOMACK LAKES SPORTPLEX FACILITY USERS AND MATERIAL & EQUIPMENT DELIVERY VEHICLES."

Comment: Sheets 2-4 do not show the outlines of the baseball/softball and/or soccer fields at the Sportsplex. Please provide information on the distance between the proposed facility and the closest soccer fields.

RESPONSE: Sportsplex ball field outlines have been added to sheets SE-002 thru SE-004.

3. **Comment:** It appears that the proposed facility will not have any negative visual or noise impacts on the Sportsplex, and Staff commends the Applicant for proposing a building façade that will be harmonious with its surroundings.

RESPONSE: Comment noted no response necessary.

County of Loudoun
Todd Taylor, Environmental Review Team
Department of Building and Development
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
March 26, 2010

The Environmental Review Team (ERT) reviewed the subject application, including plat dated February 4, 2010, and offers the following comments.

1. **Comment:** Please elaborate on the blower design and connection to the sewer manhole with regards to preventing sewage contamination during a flood event. [Revised 1993 Loudoun County Zoning Ordinance (Revised 1993 LCZO) Section 4-1507(C)]

RESPONSE: The Odorous Air pipe intake will be protected by an automatic valve inside the building interior above the finished floor that will be activated by high water in the Potomac Interceptor. The high water indication will shut off the blower and close the valve so water vapor is not pulled into the blower. The sanitary plumbing fixtures are located above the 100-year flood elevation.

2. **Comment:** Staff notes that the Potomac Interceptor, west of the proposed site, aligns with land that is not located within the major floodplain. Please explain why non-floodplain property corresponding to the Potomac Interceptor was not selected for the Odor Abatement Site. [Revised 1993 LCZO Section 4-1507(D)]

RESPONSE: Site selection within the Floodplain was based on an overall Potomac Interceptor (PI) study (from Dulles Airport to the Blue Plains Advanced Waste Water Treatment Facility) performed by Metcalf and Eddy, in 1999. This study identified six locations (1 in the District, 3 in Montgomery County, 1 in Fairfax County, and 1 in Loudoun County) along the entire PI that would meet the design criteria to protect the PI and address odor complaint issues within the PI corridor. Site 46 is the preferred location within Loudoun County for the odor control facility based on site access, community connections, overall effectiveness of odor control facilities, and protection of the PI. This site was selected based on the sewer gas generation associated with the Loudoun County Sanitary Authority's (LCSA) connection to the PI at this location, the available site access agreements with Northern Virginia Regional Park Authority (NVRPA), and the spacing of the influence zones of all six odor control facilities and their blower fans on the entire PI system. And although this location is located within the floodplain and the site was selected over a western location outside of the floodplain based on the maximum operational effectiveness that this facility can provide at this specific location.

3. **Comment:** The Long Term Odor Abatement Program section of the D.C. Water and Sewer Authority website (http://www.dcwasa.com/wastewater_collection/PI/abatement.cfm) provides an illustrative that specifies the active blower building with soundproofing. Please provide information regarding anticipated noise levels generated by the active blower facility. [Revised 1993 LCZO Section 5-1507]

RESPONSE: The noise characteristics of the structure will be attenuated to be below the maximum sound level of 55 dBA per the residential continuous noise maximum dBA listed in Zoning ordinance 5-1507.B.1 measured at the adjacent property line.

4. **Comment:** The proposed facility will result in loss tree canopy. To minimize the impact, staff recommends that a tree preservation plan, identifying tree protection measures, be submitted at the time of site plan for review and approval by the County Urban Forester.

RESPONSE: Comment noted, tree preservation plan will be submitted with the final site plan for review.

5. **Comment:** Please clarify the stormwater management (SWM)/best management practice (BMP) narrative provided on Sheet 6. The narrative references SWM/BMP facilities depicted on the plan, however, no facilities are shown. Also, the reference to a "waiver of stormwater volume requirements is requested as part of this special exception" must be removed, as waivers and modifications to the Facilities Standards Manual (FSM) must be submitted at the time of site plan. Maintaining the request as part of the special exception plan set is misleading and may cause confusion for the future site plan application.

RESPONSE: As discussed the waiver statement under the stormwater /best management practice narrative has been removed; see sheet SE-006. Labels have been added to the level spreaders indicating that they are optional to provide for adequate outfall and subject to change per final site plan as shown on sheet SE-004.

County of Loudoun
Maria Figueroa, Fire-Rescue Planner
Department of Fire, Rescue and Emergency Management
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
March 26, 2010

1. **Comment:** The Fire and Rescue Planning Staff has no comments. If you have any questions or need additional information, please contact me at 703-777-0333.

RESPONSE: Comment noted no response necessary.

County of Loudoun
Joseph E. Lock,
Division of Environmental Health
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
March 26, 2010

1. **Comment:** The Virginia Private Well Regulations require that wells must be 50 feet minimum from any sewer main. The well location as shown is within the 75

foot sewer easement which cannot be approved. The well must be relocated outside of the sewer easement and a minimum of 50 feet from the sewer main. (A reduction to 35 feet may be allowed only if special construction materials are utilized and the sanitary district provides adequate documentation.)

The Regulations also require that wells located in flood plains shall be adequately constructed so as to preclude the entrance of surface water during flood conditions. At a minimum, such construction will include extending the well terminus 18 inches above the annual flood level. (Virginia Well Regulations)

The Development of Planning must approve the well being located in the flood plain as well as the necessary water line to the proposed structure.

RESPONSE: Per onsite meeting on April 7, 2010 with Jeff Widmeyer of the Loudoun County Health Department, the well can be within 50' of the PI however it needs to be more than 35' from the PI and will need to locate the well cap above the 100-yr floodplain elevation. Plans have been revised to include the revised location and grading to locate the well cap above the 100-yr floodplain, see sheet SE-004 for details.

County of Loudoun
Marc Lewis-DeGrace, Transportation Planner
Office of Transportation Services
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
April 9, 2010

1. **Comment:** Please ensure that at site plan phase, the proposed site entrance meets all applicable VDOT design standards.

RESPONSE: Comment noted. If the existing the entrance is located within VDOT maintained roadway and does not meet the VDOT standards for entrances then the entrance will be revised to meet applicable design standards.

2. **Comment:** Subject to resolution of the comment listed above, OTS would have no objection to the approval of these applications.

RESPONSE: Comment noted no response necessary.

County of Loudoun
Joe Gorney, Senior Planner
Office of Transportation Services
Comments / Responses
Potomac Interceptor, Fairfax County, VA
AMT File No. 109-301
April 1, 2010

1. **Executive Summary Comment:** To be fully consistent with the Comprehensive Plan, staff recommends that the applicant provide commitments regarding stormwater management, wetlands, forest resources, screening, and building design.

RESPONSE: Comment noted see above comment responses to Todd Taylor with the Environmental Review Team for information on stormwater management and forest resources. See below for comment responses regarding wetlands, screening and building design.

2. **River & Stream Corridor Resources Comment:** Staff recommends that the applicant commit to the LID measures to be employed. Additionally, staff recommends that the applicant avoid impacts to wetlands and specify the actions to be taken during construction to avoid any direct or indirect impacts to these resources, including soil compaction.

RESPONSE: Wetland impacts are being limited to the maximum extent possible for the building and underground pipe locations, construction impacts to these resources should be minimal due to the utilization of the existing gravel roadway for site access and material storage is to be located outside of these wetland areas.

3. **Forest Resources Comment:** Staff recommends that the applicant specify the tree protection measures to be taken during construction to protect the surrounding vegetation from any direct physical damage or from indirect impacts, including soil compaction. Staff recommends that the applicant consider the replacement of the impacted forest resources within other portions of the Special Exception area, including the south side of the gravel access driveway, using indigenous plants. The applicant should coordinate with the County Urban Forester regarding these measures.

RESPONSE: Comment noted see above comment responses to Todd Taylor with the Environmental Review Team for information on and forest resources.

4. **Vegetation & Landscape Treatment Comment:** Given that the proposed facility is surrounding by existing trees to the north, east, and west, and a gravel access driveway to the south, a fence and a fully planted buffer may be unnecessary. However, staff recommends that the applicant commit to the revegetation of disturbed areas surrounding the building following construction with indigenous vegetation.

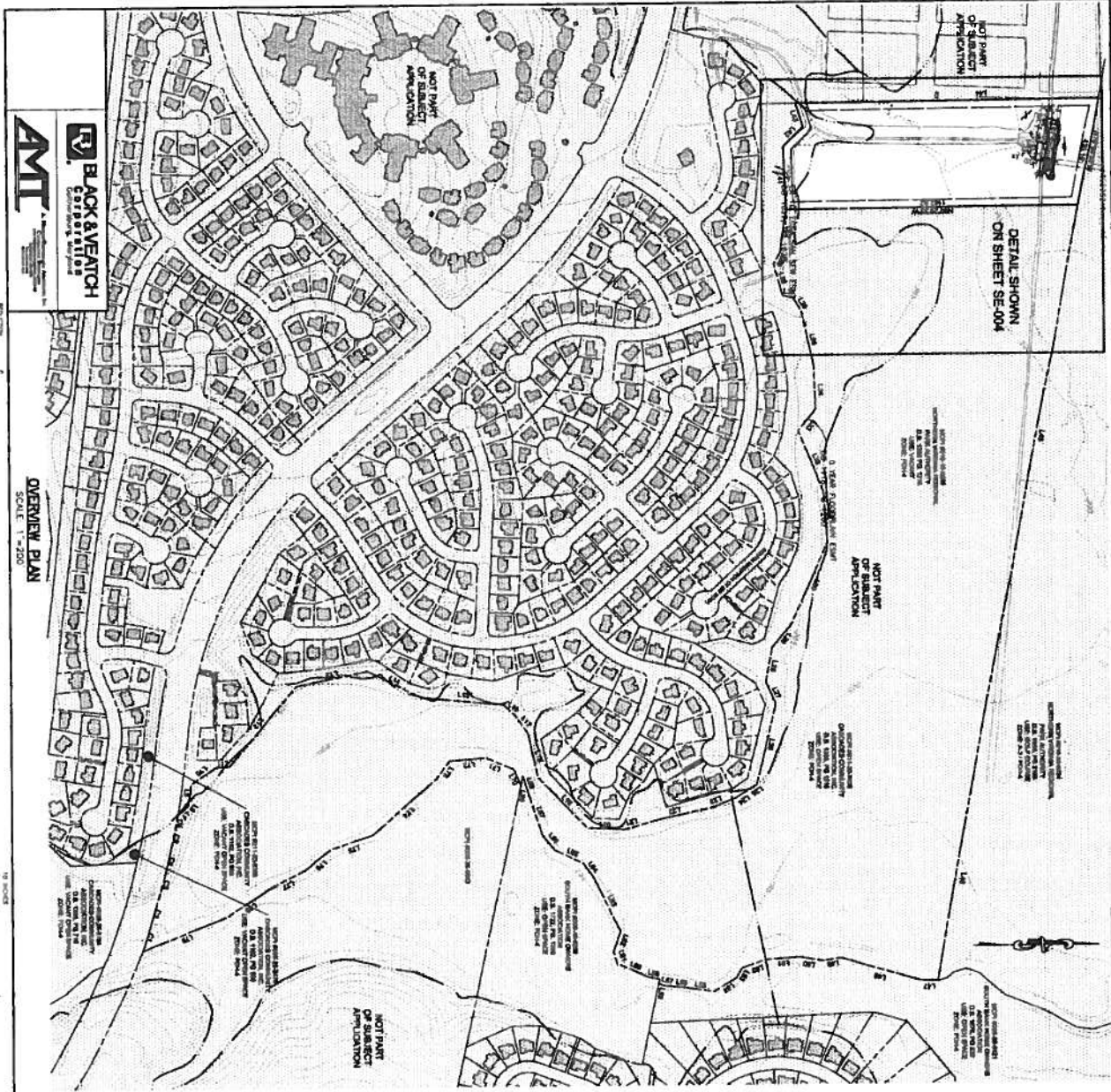
RESPONSE: Comment noted see above comment responses to Todd Taylor with the Environmental Review Team for information on and forest resources. The disturbed areas surrounding the building will be revegetated with native trees and shrubs. A native seed mix will be used in lieu of traditional turfgrass.

5. **Building Design Comment:** Staff recommends that the applicant commit to the use of the depicted architectural treatments to ensure compatibility with the surrounding uses.

RESPONSE: The building design has been coordinated with NVRPA regarding the building appearance and DCWASA is committed to providing the building façade that is similar in nature to the Colvin Run Mill building.

6. **Commission Permit Comment:** Staff finds that the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan and recommends approval of a Commission Permit for the proposed use.

RESPONSE: Comment noted no response necessary.



BLACK & VEATCH
CONSULTANTS
Civil, Mechanical, Electrical, Sanitary, and Structural Engineers

OVERVIEW PLAN
SCALE: 1" = 200'

LEGEND

AREA NOT INCLUDED IN
SPECIAL TREATMENT AREA
SPEC. EXCEPT ON AREA
100- YEAR FLOOD AREA
YARD LINE



PROJECT OF COLORADO
WATER AND SEWER AUTHORITY
10700 N. W. 10TH AVE. LONGVIEW
DENVER, COLORADO 80204

OVERVIEW PLAN

DATE	11/11/10	BY	WJL
SCALE	1" = 200'	CHECKED	WJL
PROJECT	10700 N. W. 10TH AVE. LONGVIEW	APPROVED	WJL
DATE	11/11/10	BY	WJL
SCALE	1" = 200'	CHECKED	WJL
PROJECT	10700 N. W. 10TH AVE. LONGVIEW	APPROVED	WJL

PROPERTY PARCELS LIST TABLE

LOT	AREA	OWNER	ADDRESS	REMARKS
1	0.10	...	...	...
2	0.10	...	...	...
3	0.10	...	...	...
4	0.10	...	...	...
5	0.10	...	...	...
6	0.10	...	...	...
7	0.10	...	...	...
8	0.10	...	...	...
9	0.10	...	...	...
10	0.10	...	...	...
11	0.10	...	...	...
12	0.10	...	...	...
13	0.10	...	...	...
14	0.10	...	...	...
15	0.10	...	...	...
16	0.10	...	...	...
17	0.10	...	...	...
18	0.10	...	...	...
19	0.10	...	...	...
20	0.10	...	...	...
21	0.10	...	...	...
22	0.10	...	...	...
23	0.10	...	...	...
24	0.10	...	...	...
25	0.10	...	...	...
26	0.10	...	...	...
27	0.10	...	...	...
28	0.10	...	...	...
29	0.10	...	...	...
30	0.10	...	...	...
31	0.10	...	...	...
32	0.10	...	...	...
33	0.10	...	...	...
34	0.10	...	...	...
35	0.10	...	...	...
36	0.10	...	...	...
37	0.10	...	...	...
38	0.10	...	...	...
39	0.10	...	...	...
40	0.10	...	...	...
41	0.10	...	...	...
42	0.10	...	...	...
43	0.10	...	...	...
44	0.10	...	...	...
45	0.10	...	...	...
46	0.10	...	...	...
47	0.10	...	...	...
48	0.10	...	...	...
49	0.10	...	...	...
50	0.10	...	...	...
51	0.10	...	...	...
52	0.10	...	...	...
53	0.10	...	...	...
54	0.10	...	...	...
55	0.10	...	...	...
56	0.10	...	...	...
57	0.10	...	...	...
58	0.10	...	...	...
59	0.10	...	...	...
60	0.10	...	...	...
61	0.10	...	...	...
62	0.10	...	...	...
63	0.10	...	...	...
64	0.10	...	...	...
65	0.10	...	...	...
66	0.10	...	...	...
67	0.10	...	...	...
68	0.10	...	...	...
69	0.10	...	...	...
70	0.10	...	...	...
71	0.10	...	...	...
72	0.10	...	...	...
73	0.10	...	...	...
74	0.10	...	...	...
75	0.10	...	...	...
76	0.10	...	...	...
77	0.10	...	...	...
78	0.10	...	...	...
79	0.10	...	...	...
80	0.10	...	...	...
81	0.10	...	...	...
82	0.10	...	...	...
83	0.10	...	...	...
84	0.10	...	...	...
85	0.10	...	...	...
86	0.10	...	...	...
87	0.10	...	...	...
88	0.10	...	...	...
89	0.10	...	...	...
90	0.10	...	...	...
91	0.10	...	...	...
92	0.10	...	...	...
93	0.10	...	...	...
94	0.10	...	...	...
95	0.10	...	...	...
96	0.10	...	...	...
97	0.10	...	...	...
98	0.10	...	...	...
99	0.10	...	...	...
100	0.10	...	...	...

